



Negative Declaration & Notice of Determination

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

ENVIRONMENTAL DETERMINATION NO. ED19-180

DATE: September 15, 2020

PROJECT/ENTITLEMENT: Kiler Canyon Conditional Use Permit DRC2019-00070

APPLICANT NAME: Steve Olsen of Kiler Canyon Vineyards LLC

Email: lacey@kirk-consulting.net

ADDRESS: 1525 Paradise Meadow Lane

CONTACT PERSON: Kirk Consulting

Telephone: 805-461-5765

PROPOSED USES/INTENT: A request by **Steve Olson of Kiler Canyon Vineyards LLC** for a Conditional Use Permit (DRC2019-00070) to allow for the construction of a winery facility that will include two buildings: Building A (one-story 1,966-square-foot tasting room building) that will include a 978-square-foot tasting room, 298-square-foot case storage room, wine pick up area, foyer, 3-restrooms, and 1,465-square-foot outdoor covered porch; Building B (two-story 6,608-square-foot wine production/barrel storage building) that will include a 2,451-square-foot barrel storage room, 2,659-square-foot tank room, office, breakroom, kitchen, 2-restrooms, and a mezzanine level with a lab and additional storage space. This building will include a 2,410-square-foot outdoor covered work area. Maximum annual case production of 10,000 cases. San Luis Obispo County Code Section 22.30.70.D.2.a. states that the principle access driveway to a winery with public tours, tasting rooms or special events is to be located on or within one mile of an arterial or collector road. The applicant is requesting a modification to Section 22.30.70.D.2.a to locate the winery with a tasting room 1.97 miles from the nearest collector road. Section 22.30.020.D allows a standard to be modified through a Conditional Use Permit if it can be proven to be unnecessary and the project meets all other development standards. This project does not include any special events. However, the project does include the participation in wine industry events as allowed by the Land Use Ordinance. The project will result in approximately 2.75 acres of site disturbance on a 53-acre parcel, including 7,369 cubic yards of cut and 7,488 cubic yards of fill.

LOCATION: The proposed project is within the Agriculture land use category, located at 1535 Kiler Canyon Road, 1.97 miles west of the City Paso Robles. The project site is in the Salinas River Sub Area of the North County planning Area.

LEAD AGENCY: County of San Luis Obispo
Dept of Planning & Building
976 Osos Street, Rm. 200
San Luis Obispo, CA 93408-2040
Website: <http://www.sloplanning.org>

STATE CLEARINGHOUSE REVIEW: YES NO

OTHER POTENTIAL PERMITTING AGENCIES: CDFW, RWQCB

ADDITIONAL INFORMATION: Additional information pertaining to this Environmental Determination may be obtained by contacting the above Lead Agency address or (805)781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT 4:30 p.m. (2 wks from above DATE)

30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County _____ as *Lead Agency*
 Responsible Agency approved/denied the above described project on _____, and
has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures and monitoring were made a condition of approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at the 'Lead Agency' address above.

County of San Luis Obispo

Signature	Project Manager Name	Date	Public Agency
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